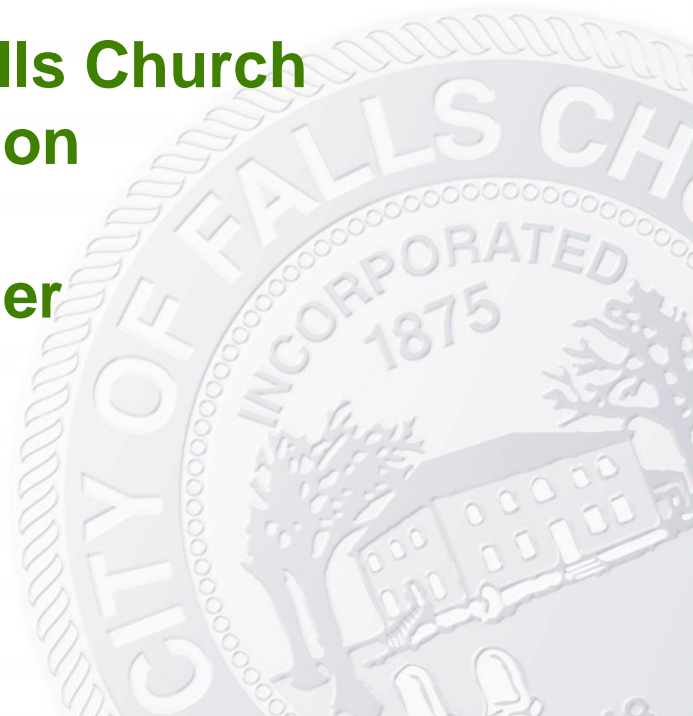


# **City of Falls Church Capital Improvements Program Fiscal Year 2020 – 2025**

**Submitted to the City of Falls Church  
Planning Commission  
Cindy L. Mester  
Deputy City Manager**

**February 4, 2019**



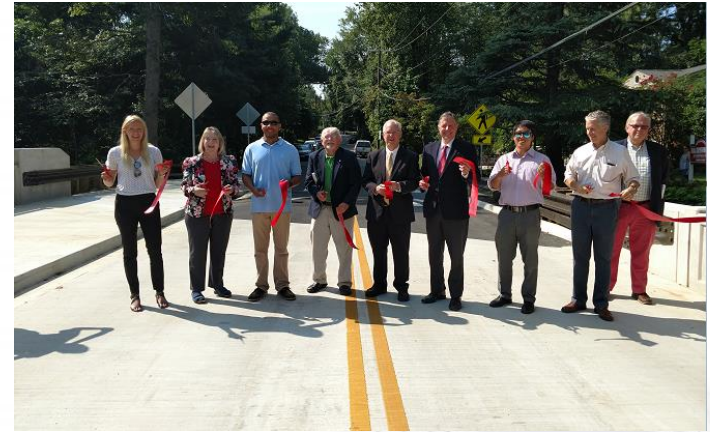
# Agenda

- **Overview & Current Projects (Tab 1)**
- **Process & Schedule (Tab 1)**
- **Project Status & Key Issues (Tab 1)**
- **Financial Status & Policies (Tab 2)**
- **Summary & Fiscal Projection (Tab 3)**
- **Projects Descriptions (Tabs 4-10)**
- **Schedule- public hearing & adoption**
- **Questions/ Direction**

# Current CIP Projects Progress

## Accomplished Projects

- Van Buren Bridge
- Bus Shelters



- Cherry Hill Park Playground
- Neighborhood Traffic Calming
- Roosevelt Blvd/ Roosevelt Ave Safety Improvements

Completed Cases	Request Received	Case Completed	After Action Report
Parker Avenue & Kent Street	February 2013	October 2015	expected October 2017
Pennsylvania Avenue	June 2013	August 2016	expected October 2017

Active Cases	Request Received	Resolution Expected By
N. Maple Avenue	May 2015	Light Solutions, Completed September 2016 Heavy Solutions, October 2017
Lincoln Ave (from Great Falls St to City/County line): Way	November 2016	Light Solutions, October 2017
Lincoln Ave (from N West St to Great Falls St): January 2017 N West St: January 2017		
Little Falls Street and Great Falls Street	Little Falls: March 2015 Great Falls: July 2015	Light Solutions, Falls 2017 Heavy Solutions (if selected), Summer 2018

# Current CIP Projects Progress

## In Process (some, not all)

- S. Washington Transit Plaza, Streetscape & Undergrounding
- Sewer Rehabilitation
- Traffic Signals
- Bike Share



# Current CIP Projects Progress

## In Process (some, not all)







- Mt. Daniel Elementary School
- George Mason High School
- Mary Riley Styles Public Library
- Larry Graves Turf Field
- Big Chimneys Park
- City Hall Public Space & Safety Improvements



# CIP SNAPSHOT (Tab 01)

## A SNAPSHOT: General Government CIP Projects December 2018 Update

Interactive Project map: [www.fallschurchva.gov/CIPmap](http://www.fallschurchva.gov/CIPmap)

Category	Project Name	Description/Schedule	Progress
<b>Parks</b>			
	HEH Stream Valley Park Daylighting & Improvements	Daylighting COMPLETE; Construction work on the Entrance project which includes entrance sign, benches, bike rack and other amenities will begin in January 2019 with completion scheduled May 2019.	
	Berman Park Daylighting & Trail Restoration	Daylighting and adjacent trail COMPLETE; 2nd phase of trail in 2020 CIP along with other parks.	
	Cherry Hill Park	Project completed Summer 2018. [Project to be removed on next report]	
	Downtown Public Plaza	The ZDA voted to proceed with a smaller scale renovation of the existing park area. The goals of the reduced scope project are to restore the existing area and make it more accessible and functional. Project is now scheduled for completion in spring 2019.	
	Lamar Graves Synthetic Turf Project	MOU finalized and executed by Falls Church and Fairfax County; construction scheduled to June 2019. Completion scheduled for fall 2019.	
	Big Chalk Run Park	Second submission Site Plan has been submitted with approval expected February 2019; construction start is scheduled for spring 2019 pending 1/28/19 budget amendment approval by Council.	

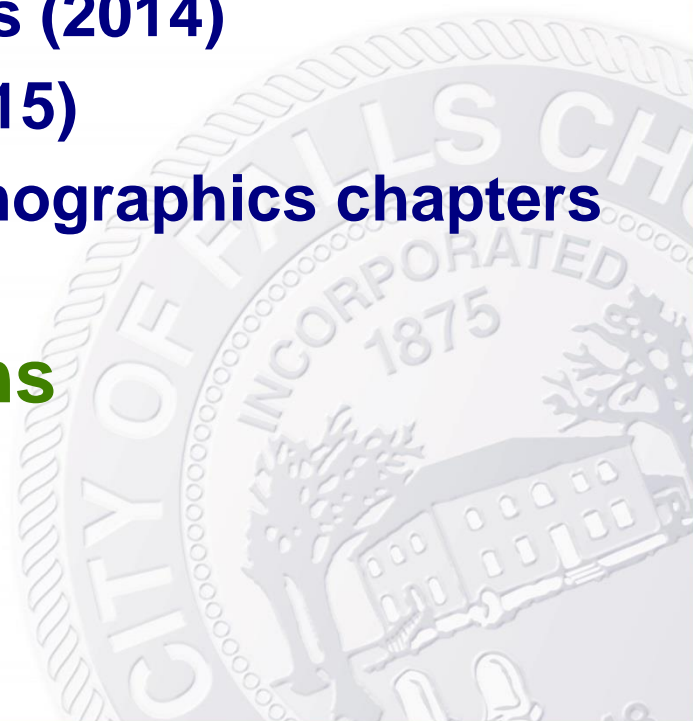
# CIP Goals

- **Re-invest in community infrastructure**
  - **Facilities**
  - **Transportation**
  - **Utilities**
- **Prioritize needs over 6-year Plan with a 10-year long view**
- **Maintain financial strength**
- **Maintain sustainable dedicated capital funding and CIE transportation match**

# Policy Compliance

**Proposed CIP is compliant with:**

- **2017 Council Vision**
- **2005 Comprehensive Plan with Updates**
  - Chapter 7 Mobility for all Modes (2014)
  - Chapter 6 Parks for People (2015)
  - Housing, Environmental & Demographics chapters updates under development
- **2012-2016 Adopted POA Plans**
  - Four adopted, one in process
- **2018 Financial Policies**
  - Updated February 2018



# Comprehensive Plan Consistency



# Biennial CIP Cycle

- **Biennial planning: two-year CIP cycle process**
  - odd numbered years for minor updates and next “6th out year”
  - even numbered years for significant changes and new projects
  - objective is to allow staff to focus on carrying out already approved projects
- **FY20 “even” year**
  - Three new projects in FY2020-FY2025 CIP
  - New: School Facility Reinvestment, Practice Field Lights, Transportation pre-scoping & grant development
  - Expanded funding: Fellows Parkland, NTC out-years, Pavement, Parking Structure leverage, Facility Security

# **FY20-25+ CIP: Key Items of Focus**

## **New Projects:**

- Transportation project & grant development- \$100K/year
- Practice Field Lights- FY21, \$400K
- School Facility Reinvestment- 10-year need, \$1.78M unfunded

## **Expanded Project Funding:**

- Fellows Parkland- increased by \$200K, now \$600K
- Gen. Govt. Facility Security- increased by \$350K, now \$750K
- Transportation- Pavement \$1.2M, Garage \$500K, NTC \$800K

## **Insufficient PayGo resources for facilities (all):**

- \$4.4M over 10-year planning horizon, \$2.4M unfunded

## **WMATA bus and rail**

- FY20 local increase \$500K (middle budget scenario)
- 30% NVTAF funds allocation split for WMATA and local projects



# Utilities



CITY OF FALLS CHURCH

February 4, 2019

# Sanitary Sewer Utility

## Sewer Fee

- Necessary to fund debt service for mandated treatment plant upgrades, maintenance, capacity
- No rate increase

## Sewer Six-Year Capital Improvements

- \$4M rehabilitation of local sanitary sewer conveyance
- \$3.1M treatment plant improvements
- \$14M capacity expansion (includes West Falls Church Redevelopment)

# Storm Water Utility

## Goals:

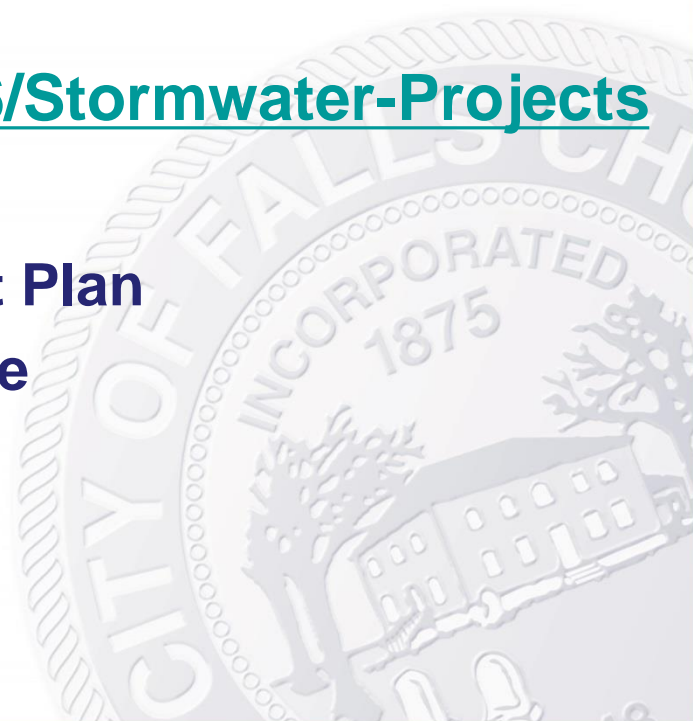
- Comply with federal mandates to improve water quality
- Mitigate local flooding
- Repair and replace ~60 year old infrastructure
- Video link:  
<http://www.fallschurchva.gov/1516/Stormwater-Projects>

## Six Year CIP:

- Prioritized in Watershed Management Plan
- \$8M funded with rates for debt service
- \$10M future grant

## Storm Water Fee

- No rate increase



# Utilities Project Costs Overview (Tab 10)

	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	6 YR TOTALS
Arlington WPCP Non-expansion	\$ 209,000	\$ 313,000	\$ 392,000	\$ 421,000	\$ 657,000	\$ 1,069,000	\$ 3,061,000
Alexandria Wastewater Treatment Upgrades	\$ 432,000	\$ 473,670	\$ 765,990	\$ 575,820	\$ 543,600	\$ 369,900	\$ 3,160,980
Alexandria Wastewater Treatment Plant Capacity	\$ -	\$ 1,870,000	\$ 1,870,000	\$ 1,860,000	\$ -	\$ -	\$ 5,600,000
Sanitary Sewer Rehabilitation	\$ 550,000	\$ 600,000	\$ 650,000	\$ 700,000	\$ 750,000	\$ 750,000	\$ 4,000,000
West End Sewer Capacity	\$ 3,200,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ 5,200,000
<b>Total Sewer Utility</b>	<b>\$ 4,391,000</b>	<b>\$ 5,256,670</b>	<b>\$ 3,677,990</b>	<b>\$ 3,556,820</b>	<b>\$ 1,950,600</b>	<b>\$ 2,188,900</b>	<b>\$ 21,021,980</b>
<b>SOURCES</b>							
Total Debt Financed	\$ 641,000	\$ 2,656,670	\$ 3,027,990	\$ 2,856,820	\$ 1,200,600	\$ 1,438,900	\$ 11,821,980
Total "Pay as you go" Financed	\$ 550,000	\$ 600,000	\$ 650,000	\$ 700,000	\$ 750,000	\$ 750,000	\$ 4,000,000
Sewer Availability Fees	\$ 3,200,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ 5,200,000
<b>TOTAL SOURCES</b>	<b>\$ 4,391,000</b>	<b>\$ 5,256,670</b>	<b>\$ 3,677,990</b>	<b>\$ 3,556,820</b>	<b>\$ 1,950,600</b>	<b>\$ 2,188,900</b>	<b>\$ 21,021,980</b>
<b>STORMWATER UTILITY</b>							
Stormwater Facilities Reinvestments	\$ 1,000,000	\$ 1,000,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 8,000,000
Four Mile Run	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000	\$ 10,000,000
<b>TOTAL STORMWATER UTILITY</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,500,000</b>	<b>\$ 1,500,000</b>	<b>\$ 1,500,000</b>	<b>\$ 11,500,000</b>	<b>\$ 18,000,000</b>
<b>SOURCES</b>							
Total Debt Financed	\$ 1,000,000	\$ 1,000,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 8,000,000
Total "Pay as you go" Financed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Only if grant/revenue offset	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000	\$ 10,000,000
<b>TOTAL SOURCES</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,500,000</b>	<b>\$ 1,500,000</b>	<b>\$ 1,500,000</b>	<b>\$ 11,500,000</b>	<b>\$ 18,000,000</b>
<b>TOTAL UTILITIES</b>	<b>\$ 5,391,000</b>	<b>\$ 6,256,670</b>	<b>\$ 5,177,990</b>	<b>\$ 5,056,820</b>	<b>\$ 3,450,600</b>	<b>\$ 13,688,900</b>	<b>\$ 39,021,980</b>

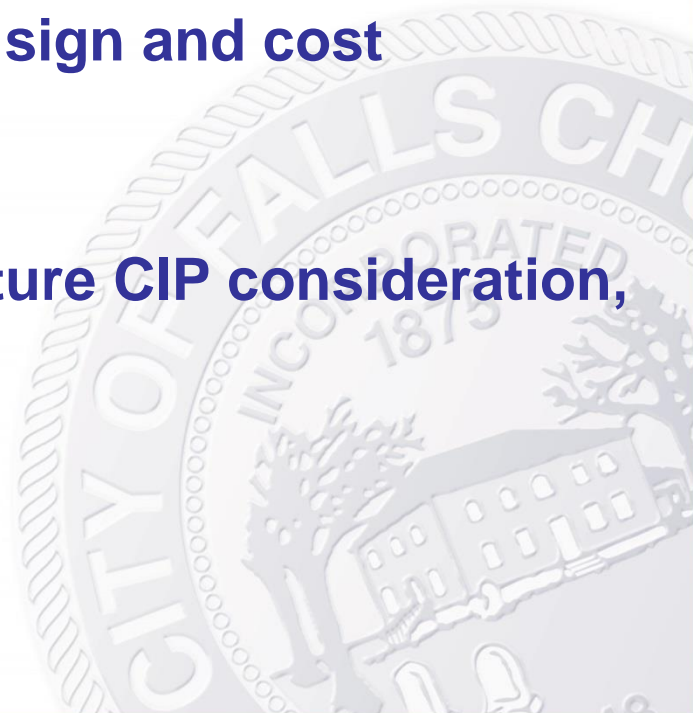
# Requested Update

## Sustainability

- **Stormwater Projects funded enterprise fund**
  - Assessing ongoing need for funding & grant opportunity
  - Rate analysis required

## LED Streetlight Conversion

- Collaborating with NVRC and DEV for sign and cost structure
- Options to match City standards
- Analyzing full cost implications for future CIP consideration, no proposed project



# General Fund Project Costs Overview

	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	6YR TOTALS
*10-year new framework under development							
<b>PUBLIC SAFETY</b>							
Fire Station 6 Reinvestment	\$ 150,000	\$ 550,000	\$ -	\$ -	\$ 150,000	\$ 150,000	\$ 1,000,000
Fire Station 6 Reinvestment	\$ -	\$ -	\$ 150,000	\$ 150,000	\$ -	\$ -	\$ 300,000
Public Facility Security	\$ -	\$ -	\$ 750,000	\$ -	\$ -	\$ -	\$ 750,000
<b>Total Public Safety</b>	\$ 150,000	\$ 550,000	\$ 900,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 2,050,000
<b>PUBLIC FACILITIES</b>							
Gen. Govt. Facilities Reinvestment (PayGo)	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,200,000
Gen. Govt. Facilities Reinvestment (Unfunded)	\$ 60,000	\$ 35,000	\$ 85,000	\$ 140,000	\$ 60,000	\$ 25,000	\$ 405,000
School Facilities Reinvestment (Unfunded)	\$ 125,000	\$ 450,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 1,175,000
Thomas Jefferson Elementary (Debt)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Public Facilities</b>	\$ 385,000	\$ 685,000	\$ 435,000	\$ 490,000	\$ 410,000	\$ 375,000	\$ 2,780,000
<b>TRANSPORTATION (see separate special transportation fund)</b>							
<b>RECREATION &amp; PARKS/FIELDS</b>							
Fellows Property Parkland (REVISED)	\$ -	\$ 200,000	\$ 400,000	\$ -	\$ -	\$ -	\$ 600,000
Synthetic Turf Replacement	\$ -	\$ -	\$ -	\$ 450,000	\$ -	\$ -	\$ 450,000
Park Master Plan Implementation	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 300,000	\$ 300,000	\$ 1,200,000
Acquisition of Open Space	\$ -	\$ -	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,000,000
GMHS Practice Field Lights (NEW)	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000
GMHS Practice Field Lights, School transfer (NEW)	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ 200,000
<b>Total Recreation &amp; Parks/Fields</b>	\$ 150,000	\$ 750,000	\$ 1,550,000	\$ 600,000	\$ 300,000	\$ 300,000	\$ 3,650,000
<b>TOTAL GENERAL FUND</b>	\$ 685,000	\$ 1,985,000	\$ 2,885,000	\$ 1,240,000	\$ 860,000	\$ 825,000	\$ 8,480,000
<b>SOURCES</b>							
<b>Total Debt Financed</b>	\$ 300,000	\$ 1,100,000	\$ 1,300,000	\$ 600,000	\$ 450,000	\$ 450,000	\$ 4,200,000
<b>Only if grant/revenue offset</b>	\$ 185,000	\$ 485,000	\$ 1,385,000	\$ 440,000	\$ 210,000	\$ 175,000	\$ 2,880,000
<b>School Financing Plan/Referendum Approval Based</b>	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
<b>Total "Pay as you go"</b>	\$ 200,000	\$ 400,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 1,400,000
<b>Total Sources</b>	\$ 685,000	\$ 1,985,000	\$ 2,885,000	\$ 1,240,000	\$ 860,000	\$ 825,000	\$ 8,480,000



# Parks & Fields



CITY OF FALLS CHURCH

February 4, 2019

# Key Policy Discussion: Recreation and Parks

- **Recreation & Parks Advisory Board reviewed**
- **Projects**
  - **Fellows Parkland- FY20 \$200K, FY21 \$400K**
  - **Practice Field Lights- FY21 \$400K, joint with FCCPS**
  - **Turf Field Replacements- FY23 \$450K, FY28 \$450K**
  - **Park Master Plans- 6 years, \$1.2M**
    - **Annual allocation, balance workload with other projects**
    - **Trails, park equipment, courts lighting**
- **Open Space request for additional FY22 \$1M**
  - **Not funded, requested recurring funding**

# Requested Update

## Fellows Parkland

- 2<sup>nd</sup> park added in 30-years
- Master plan development
  - Community process including 2 public hearings
  - Determination for amenities/ sidewalks, etc.
- Site plan and code compliance

## Downtown Park

- Scaled back scope to align with budget
- Working within existing footprint
- Core goals achieved
- Additional details to be provided Feb 19th



# General Government Facilities



CITY OF FALLS CHURCH

February 4, 2019





# Key Policy Discussion: Facilities

- **Gen. Govt. Facility Reinvestment- insufficient PayGo**
  - \$2.7M requested to meet 10-year identified needs
  - \$2M available, \$625K unfunded
- **Public Facilities Security Systems**
  - \$750K requested for central monitored security systems
  - \$350K increased from previous request
- **Fire Service/Station 6**
  - City funds CIP, Arlington responsible for implementing
    - \$150K/year requirement, boiler, generator & sewer projects
    - HVAC implementation FY19 and FY20
    - Door replacement FY21, increased to \$550K (10 x \$55K)

# Requested Update

## Fire Station 6

- HVAC first floor- FY19, second floor- completed FY20
- Spring and fall work only
- Dispatch relocated back to City Hall first

## City Hall Public Space & Safety Improvements

- Initial substantial completion- January 19<sup>th</sup>, 2 month delay
- Move-back delay increases largely temporary office expenses
- Working thru costs for unforeseen items and weather- utilizing CMAR and Owner contingency funds

## Library

- 35% design costs just received and under review
- Application of Founder's Row VCs under consideration based on project costs/ timing; requires Council action



FALLS CHURCH CITY  
PUBLIC SCHOOLS



# School Facilities



# Key Policy Discussion: Facilities/Schools

- **School Board adopted CIP FY20-25**
  - December 11, 2018
- **School Board requested**
  - MEHMS – FY20 & FY21, \$650K, security & flooring
    - Not debt financing eligible, need PayGo
    - Not funded, exploring options
  - JTP- FY20, HVAC dehumidification system (new)
  - TJES- FY26-29, \$11.7M, enrollment expansion
- **School Board to readopted CIP**
  - Facility Reinvestment- staff combined PayGo type projects
  - Readopt scheduled- February 12, 2019

**(Note: GMHS- \$117M appropriated in FY18 amended CIP)**



# Transportation



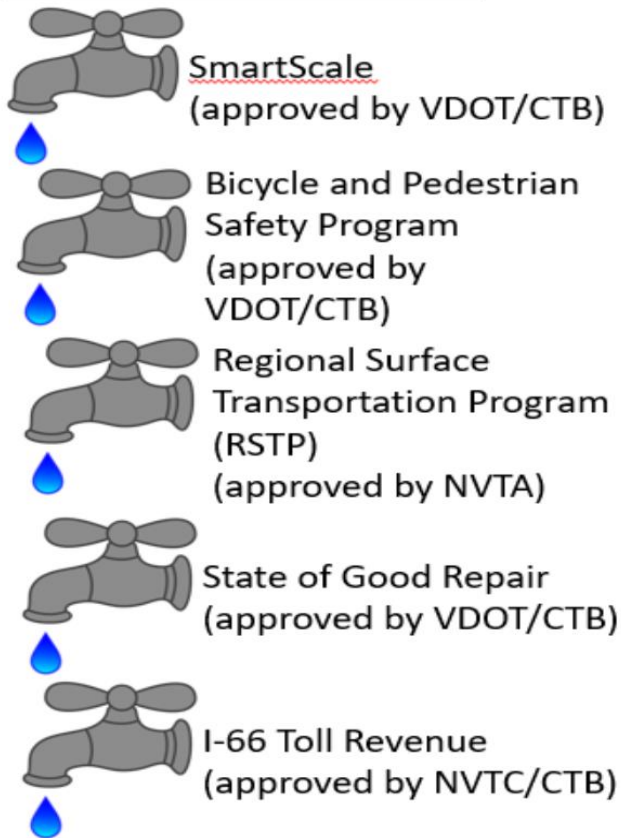
CITY OF FALLS CHURCH

February 4, 2019

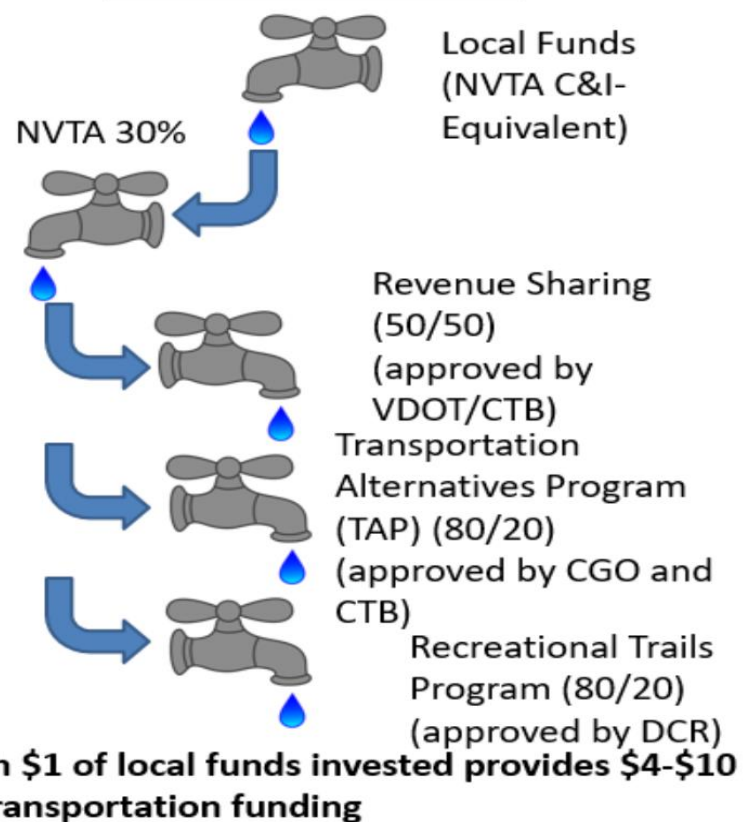
# Leveraging Local Resources

## Transportation CIP Funding: Leveraging Local Funds

### No Local Match Required



### Local Match Required



# Transportation Fund

## 6-year Funding Source Overview

	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	6 YR TOTALS
	SOURCES						
Grant Funded	\$ 13,389,825	\$ 7,501,300	\$ 11,718,000	\$ 9,625,000	\$ 3,627,000	\$ 1,400,000	\$ 47,261,125
Local Debt	\$ .	\$ .	\$ 500,000	\$ 100,000	\$ 600,000	\$ 1,200,000	\$ 2,400,000
Unfunded	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total "Pay as you go"	\$ 1,901,000	\$ 1,605,700	\$ 1,576,000	\$ 1,576,000	\$ 1,576,000	\$ 1,524,000	\$ 9,758,700
Total Sources	\$ 15,290,825	\$ 9,107,000	\$ 13,794,000	\$ 11,301,000	\$ 5,803,000	\$ 2,924,000	\$ 59,419,825

Leveraging Local \$

# Transportation Fund

## 10-year Planning Horizon

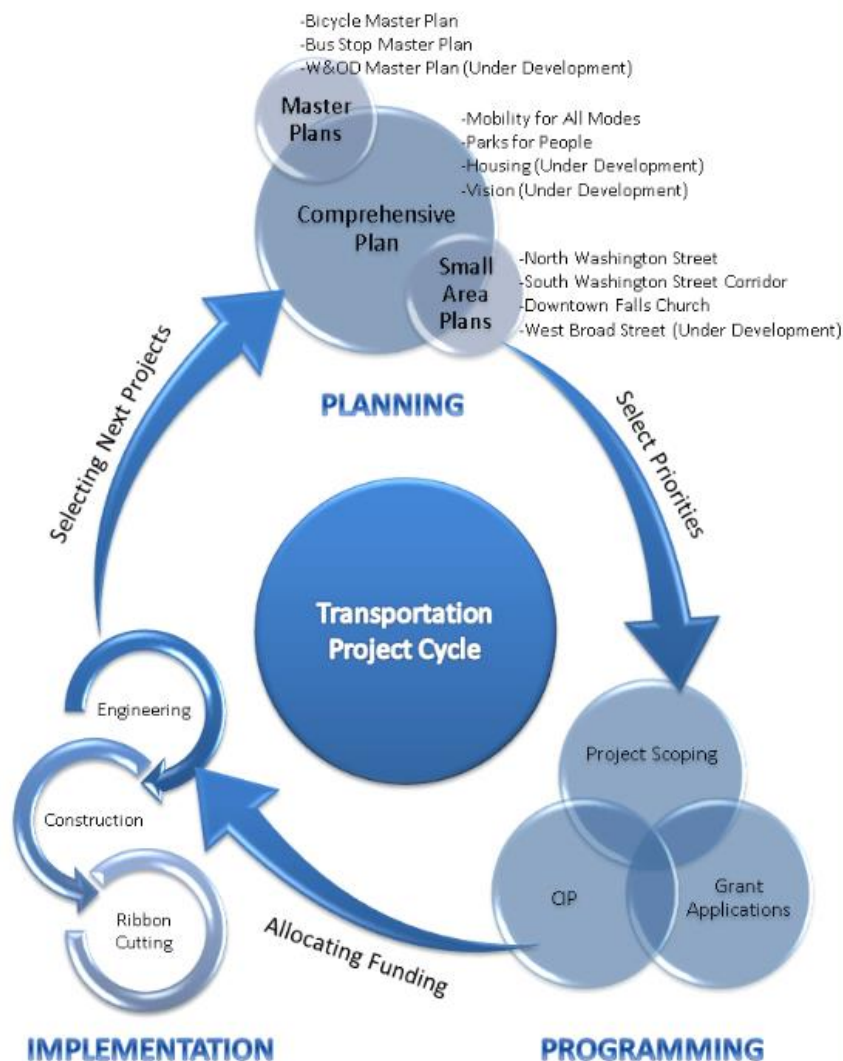
	6 YR TOTALS	FY2026- FY2029	10 YR *
Grant Funded	\$ 47,261,125	\$ 4,924,000	\$ 52,185,125
Local Debt	\$ 2,400,000	\$ 800,000	\$ 3,200,000
Unfunded	\$ -	\$ 64,297,000	\$ 64,297,000
Total "Pay as you go"	\$ 9,758,700	\$ 6,304,000	\$ 16,062,700
Total Sources	\$ 59,419,825	\$ 76,325,000	\$ 135,744,825



**Building 10-year horizon**  
**Implementing adopted Plans**  
**Pursue grants, funding options**

<http://www.fallschurchva.gov/1983/Planning-Library>

# Transportation Project Cycle



# Key Policy Discussion: Transportation

## Organized into Programs

- Infrastructure- five
- Planning Opportunity Areas- five

## Proposed 6-year projects

- Small Area & Master Plan Implementation
- Bridges, signals, roadways, NTC, pedestrian and accessibility, West Falls Church Economic Development

## Managing Resources over 6-year plan

- Workload “cradle to grave” strategy, cross departments
- Grant application and administration complexities

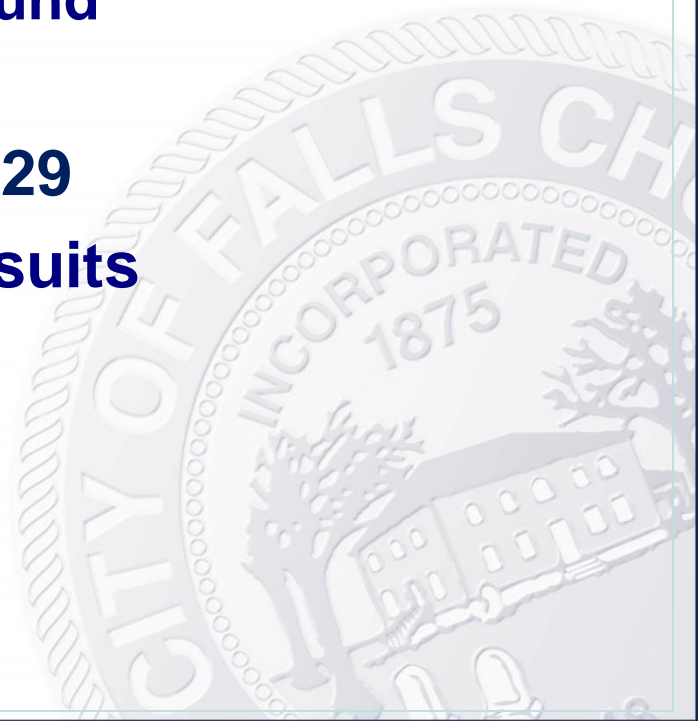
## Ongoing funding needs

- Escalating WMATA expense increases, redirects 30% NVTA
- Full CIE funded to leverage grants, maximizes 30% NVTA

# Key Policy Discussion: Transportation, continued

## Changes

- No new projects in 1<sup>st</sup> three years
- Expanded out years- funding & staff availability
- Created project & grant development fund
- Pavement & garage funded
- Increased local NTC funding- FY24-29
- \$64M needs identified for grant pursuits
  - West Broad Street POA- \$43.2M
  - Multimodal and Accessibility- \$3M
  - N Washington POA- \$18.1M



# Requested Update

## South Washington Street Plaza and Multimodal Improvements

- PE, ROW, utility undergrounding and paving complete
- Construction IFB under development, requires VDOT approval
- Pending SmartScale \$2M FY20 grant award for construction escalation, #3 ranked in NOVA

## Downtown Park Avenue Great Streets

- VDOT funding pre-scoping to reassess scope & costs
- Pursuing additional funding for full plan

## West Broad Street Pedestrian Crossings

- Design underway with construction in FY21
- 30% design plans just received & cost estimate due

# Requested Update

## Neighborhood Traffic Calming

- Detailed report under Tab 8
- Great Falls/Little Falls- resident meeting in February, light solutions in Spring
- Annandale/Gundry- resident meeting in March, heavier solutions to be designed, coordinate with Big Chimneys
- Additional petitions/ community work ongoing

## W&OD Dual Trails and Crossings

- Crossings- 30% design plans due end of February
- Coordinating with NOVA Parks for both projects
- Fiscal agent for NOVA Parks dual trail NVT A 70% funding

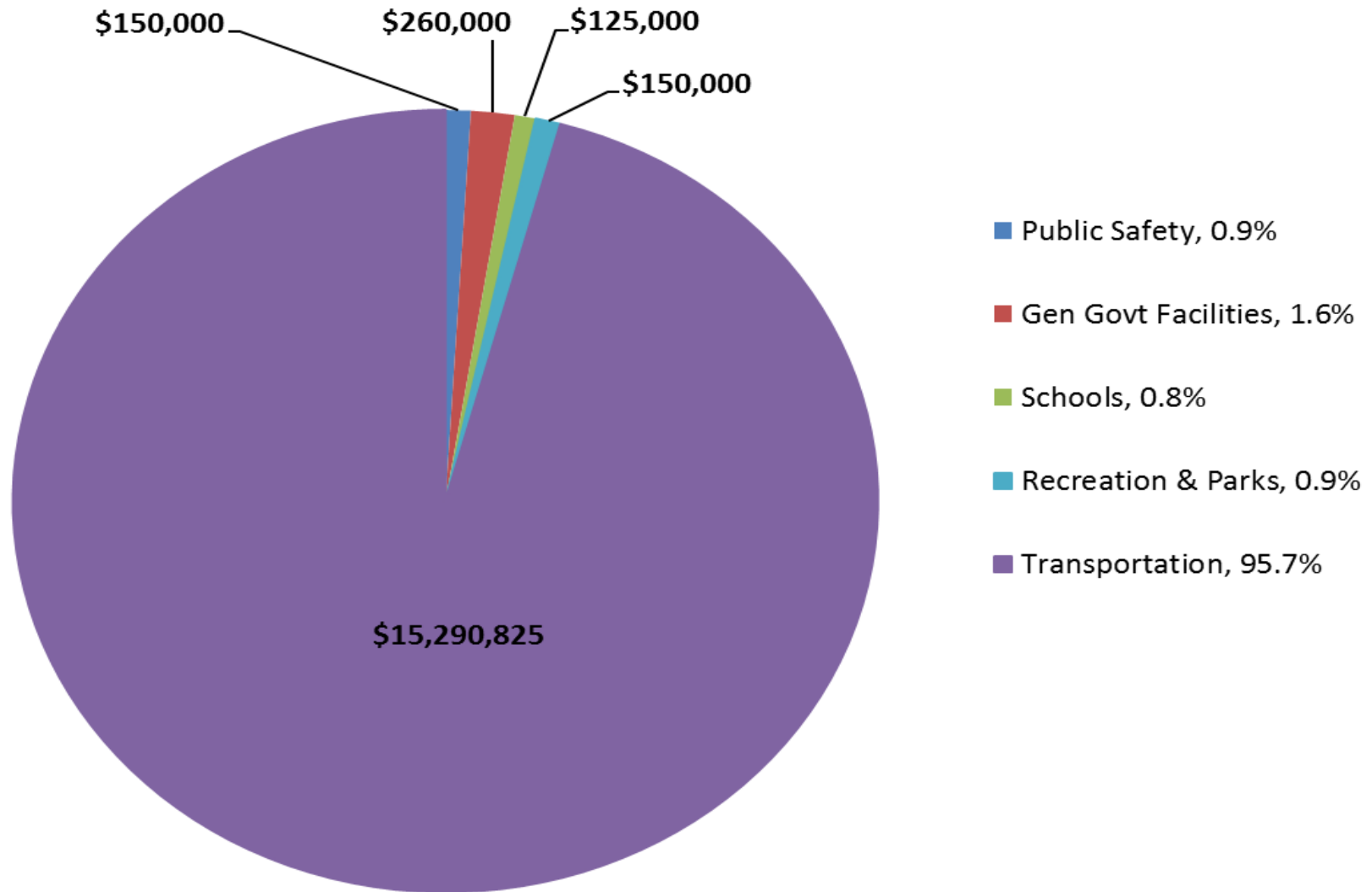
## West Falls Church Economic Development

- NVT A 70% grant awarded, \$15.7M FY21-23
- Working on implementation lead- developer or owner rep

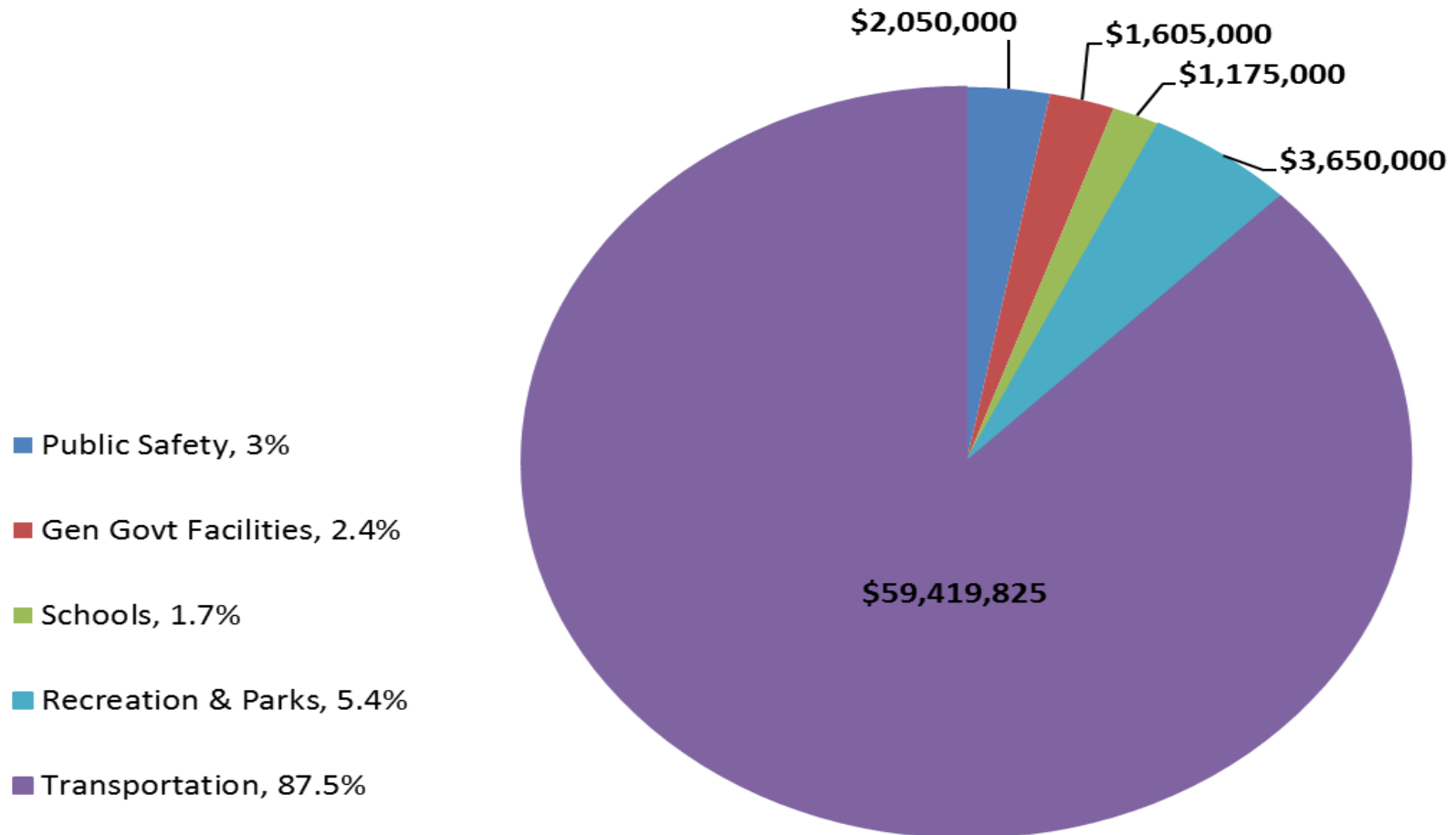
# Policy & Financial Perspective



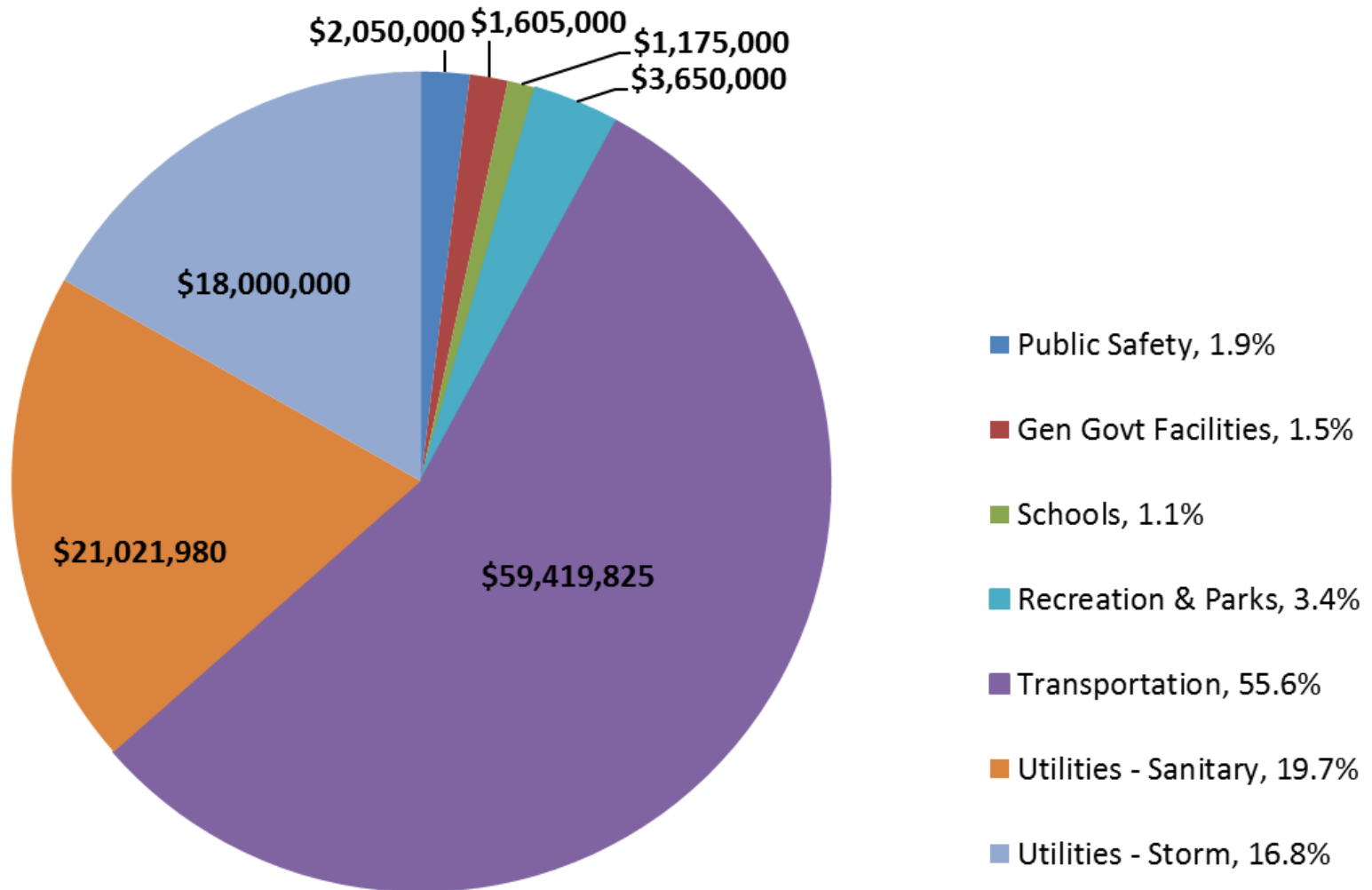
## FY2020 CIP by Program (General Fund)



## FY2020-2025 CIP by Program (General Fund)



## FY2020-2025 CIP by Program (All Funds)



# Funds Summary (Tab 03)

## CAPITAL IMPROVEMENTS PROGRAM

### All Funds Summary

Deputy City Manager Recommendation to Planning Commission 02-04-2019

	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	6 YR TOTALS	FY2026-FY2029	10 YR TOTALS
GENERAL/SCHOOL FUND	\$ 685,000	\$ 1,985,000	\$ 2,885,000	\$ 1,240,000	\$ 860,000	\$ 825,000	\$ 8,480,000	\$ 15,250,000	\$ 23,730,000
TRANSPORTATION	\$ 15,290,825	\$ 9,107,000	\$ 13,794,000	\$ 11,301,000	\$ 5,803,000	\$ 4,124,000	\$ 59,419,825	\$ 76,325,000	\$ 135,744,825
<b>TOTAL</b>	<b>\$ 15,975,825</b>	<b>\$ 11,092,000</b>	<b>\$ 16,679,000</b>	<b>\$ 12,541,000</b>	<b>\$ 6,663,000</b>	<b>\$ 4,949,000</b>	<b>\$ 67,899,825</b>	<b>\$ 91,575,000</b>	<b>\$ 159,474,825</b>

#### SOURCES

Grant/Other Funded	13,389,825	7,501,300	11,718,000	9,625,000	3,627,000	1,400,000	47,261,125	4,924,000	52,185,125
Total Debt Financed	\$ 300,000	\$ 1,100,000	\$ 1,800,000	\$ 700,000	\$ 1,050,000	\$ 1,650,000	\$ 6,600,000	\$ 14,430,000	\$ 21,030,000
Unfunded	\$ 185,000	\$ 485,000	\$ 1,385,000	\$ 440,000	\$ 210,000	\$ 175,000	\$ 2,880,000	\$ 65,117,000	\$ 67,997,000
"Pay as you go"/Capital Reserve Financed	\$ 2,101,000	\$ 2,005,700	\$ 1,776,000	\$ 1,776,000	\$ 1,776,000	\$ 1,724,000	\$ 11,158,700	\$ 7,104,000	\$ 18,262,700
<b>Total Sources</b>	<b>\$ 15,975,825</b>	<b>\$ 11,092,000</b>	<b>\$ 16,679,000</b>	<b>\$ 12,541,000</b>	<b>\$ 6,663,000</b>	<b>\$ 4,949,000</b>	<b>\$ 67,899,825</b>	<b>\$ 91,575,000</b>	<b>\$ 159,474,825</b>

	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	6 Yr Project Totals	FY2026-FY2029	10 YR TOTALS
TOTAL SEWER UTILITY	\$ 4,391,000	\$ 5,256,670	\$ 3,677,990	\$ 3,556,820	\$ 1,950,600	\$ 2,188,900	\$ 21,021,980	\$ 5,244,020	\$ 26,266,000

#### SOURCES

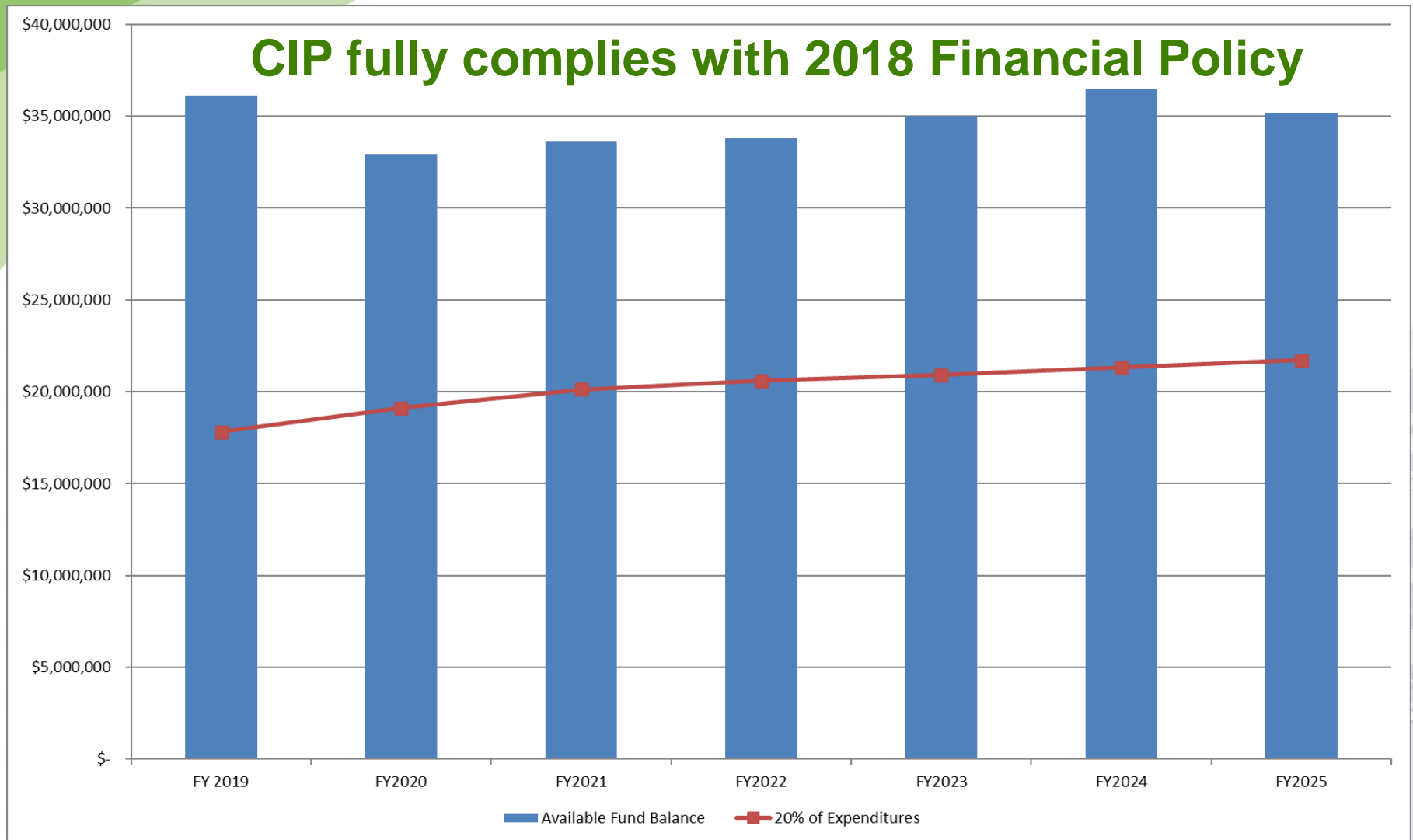
Total Debt Financed	\$ 641,000	\$ 2,656,670	\$ 3,027,990	\$ 2,856,820	\$ 1,200,600	\$ 1,438,900	\$ 11,821,980	\$ 2,244,020	\$ 14,066,000
Sewer Availability Fees	\$ 3,200,000	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -	\$ 5,200,000	\$ -	\$ 5,200,000
Total "Pay as you go" Financed	\$ 550,000	\$ 600,000	\$ 650,000	\$ 700,000	\$ 750,000	\$ 750,000	\$ 4,000,000	\$ 3,000,000	\$ 7,000,000
<b>Total Sources</b>	<b>\$ 4,391,000</b>	<b>\$ 5,256,670</b>	<b>\$ 3,677,990</b>	<b>\$ 3,556,820</b>	<b>\$ 1,950,600</b>	<b>\$ 2,188,900</b>	<b>\$ 21,021,980</b>	<b>\$ 5,244,020</b>	<b>\$ 26,266,000</b>

	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	6 Yr Project Totals	FY2026-FY2029	10 YR TOTALS
TOTAL STORMWATER UTILITY	\$ 1,000,000	\$ 1,000,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 11,500,000	\$ 18,000,000	\$ -	\$ 18,000,000

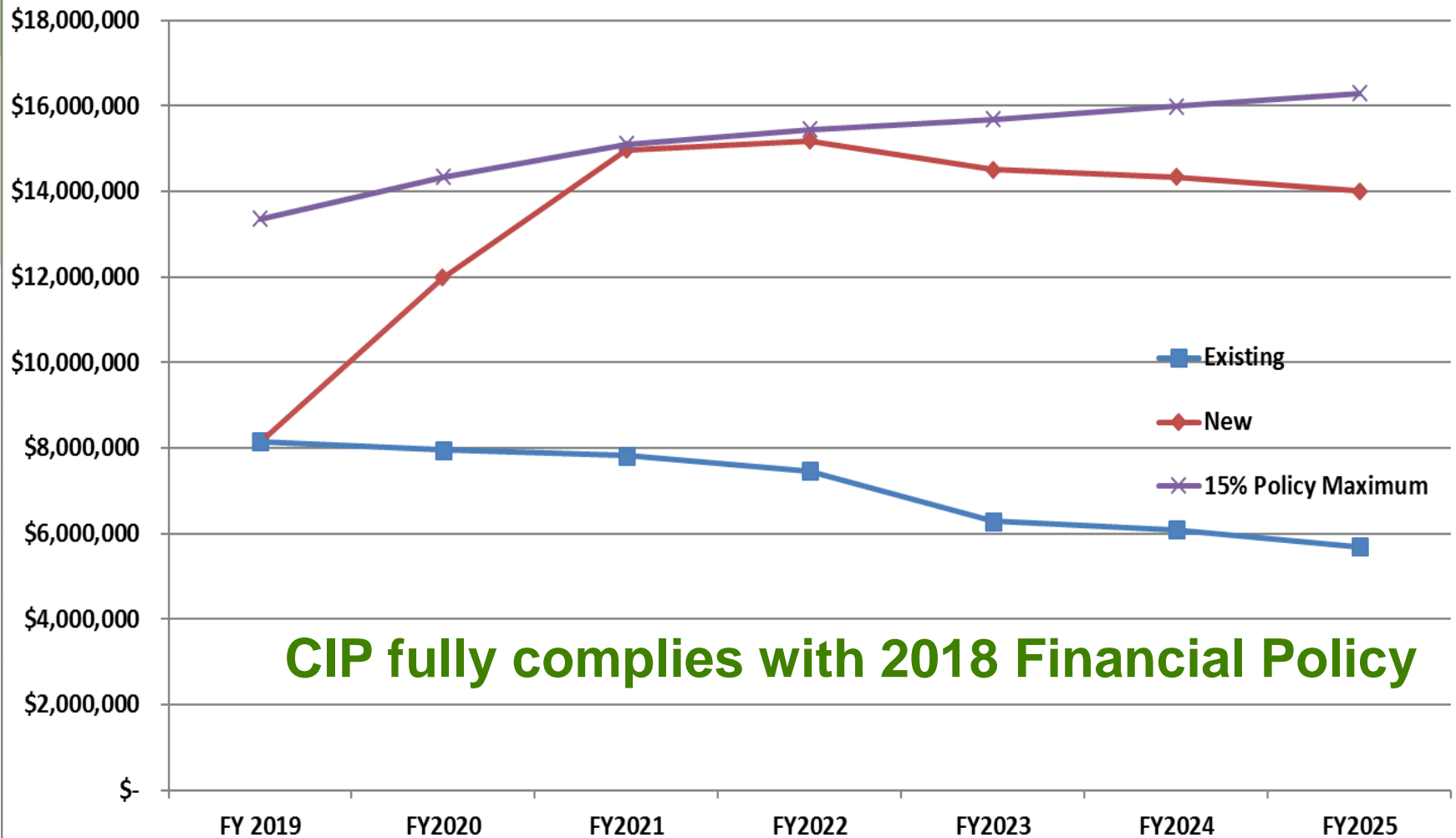
#### SOURCES

Total Debt Financed	\$ 1,000,000	\$ 1,000,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 8,000,000	\$ -	\$ 8,000,000
Unfunded	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000,000	\$ 10,000,000	\$ -	\$ 10,000,000
<b>Total Sources</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,500,000</b>	<b>\$ 1,500,000</b>	<b>\$ 1,500,000</b>	<b>\$ 11,500,000</b>	<b>\$ 18,000,000</b>	<b>\$ -</b>	<b>\$ 18,000,000</b>

# Available Fund Balance Projection



## Debt Service as Percentage of Expenditures FY2019-FY2025



**CIP fully complies with 2018 Financial Policy**

# 6-Year Policy Compliance

## CAPITAL IMPROVEMENTS PROGRAM

### General Fund and School Fund

#### Financial Policy Compliance Ratios

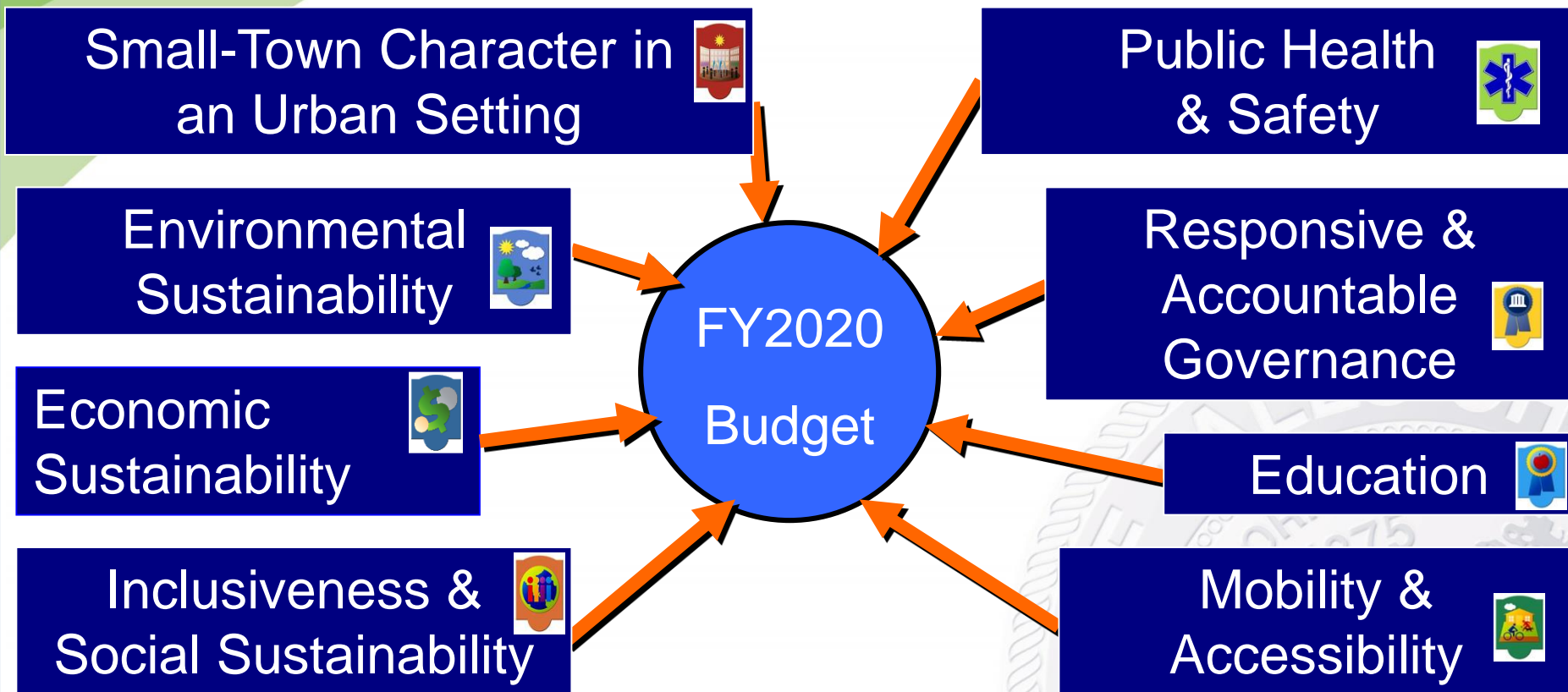
Deputy City Manager Recommendation to Planning Commission 02-04-2019

	FY 2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025
<b>Fund Balance</b>							
Expenditures*	\$ 89,091,302	\$ 95,577,579	\$ 100,664,579	\$ 103,012,959	\$ 104,530,207	\$ 106,619,199	\$ 108,598,268
Beginning Available Fund Balance	28,397,715	36,137,715	32,937,715	33,606,015	33,772,015	35,017,015	36,491,015
Addition to Available Fund Balance	1,240,000	(3,200,000)	(6,331,700)	(6,834,000)	(5,755,000)	(5,526,000)	(1,320,000)
Land Sale Proceeds	6,500,000	-	7,000,000	7,000,000	7,000,000	7,000,000	-
<b>Ending Fund Balance</b>	<b>\$ 36,137,715</b>	<b>\$ 32,937,715</b>	<b>\$ 32,606,015</b>	<b>\$ 33,772,015</b>	<b>\$ 35,017,015</b>	<b>\$ 36,491,015</b>	<b>\$ 35,171,015</b>
<b>Fund balance as % of expenditures</b>	<b>40.6%</b>	<b>34.5%</b>	<b>33.4%</b>	<b>32.8%</b>	<b>33.5%</b>	<b>34.2%</b>	<b>32.4%</b>
Policy Target (20% of Expenditures)	17,818,300	19,115,500	20,132,900	20,602,600	20,906,000	21,323,800	21,719,700
<b>Debt Service</b>							
Existing	\$ 8,155,065	\$ 7,957,579	\$ 7,824,579	\$ 7,465,959	\$ 6,287,207	\$ 6,084,199	\$ 5,686,268
New**	-	4,020,000	7,150,000	7,715,000	8,215,000	8,256,000	8,326,000
<b>Total Debt Service</b>	<b>\$ 8,155,065</b>	<b>\$ 11,977,579</b>	<b>\$ 14,974,579</b>	<b>\$ 15,180,959</b>	<b>\$ 14,502,207</b>	<b>\$ 14,340,199</b>	<b>\$ 14,012,268</b>
<b>Debt service as % of expenditures</b>	<b>9.2%</b>	<b>12.5%</b>	<b>14.9%</b>	<b>14.7%</b>	<b>13.9%</b>	<b>13.4%</b>	<b>12.9%</b>
Standard Policy Limit (12% of Expenditures)	10,690,956	11,469,309	12,079,749	12,361,555	12,543,625	12,794,304	13,031,792
Maximum Policy (15% of Expenditures)	13,363,695	14,336,637	15,099,687	15,451,944	15,679,531	15,992,880	16,289,740

\*For expenditures other than debt service, includes annual growth projection of 2.5%.

\*\*3.5%-5.00% interest rate assumption is used for new debt service calculation over the next six years. GMHS project for \$120M is expected to be issued with 30-year level debt service bonds. Other debt is anticipated to be issued with 20-year level principal bonds.

# City Council Vision



# CIP Notebook Format

- **Binder Notebook**
  - **Tabbed & page numbered**
    - **Replacement pages with revision dates as needed**
- **Funding Sources**
  - **Color coded and/or italicized**
  - **Available funding for multi-year projects**
- **Projects**
  - **Organized by function versus agency**
  - **Integrates all facilities for master planning**

# Planning Commission Meeting Schedule

- **February 4 - CIP presentation and Public Hearing**
  - Financial & project overview
  - Policies & key issues
  - PC prioritization memo review
  - PC Direction for recommendation motion(s)
- **February 19 – Public Hearing & Action**
  - Recommendation to City Council

# For Follow Up Information

- [www.fallschurchva.gov/budget](http://www.fallschurchva.gov/budget)

**Budget**

- [www.fallschurchva.gov/CIP](http://www.fallschurchva.gov/CIP)

**CIP and General Govt. Master Plan**

- **Cindy Mester, Deputy City Manager**

- (703) 248-5042 (711 V/TTY)
- [cmester@fallschurchva.gov](mailto:cmester@fallschurchva.gov)



# Questions & Direction



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